

# 2016/6229/P Garden Flat, 65 Lancaster Grove



**Site photographs 2016/6229/P**

1. Rear elevation No. 65



2. Rear elevations of No.65 and No. 63



3. Rear elevation and existing extension at No.67



4. Side access between No.65 and No.63





<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> <b>11/01/2017</b>	
				<b>Consultation Expiry Date:</b> 15/12/2016	
<b>Officer</b>			<b>Application Number</b>		
Patrick Marfleet			2016/6229/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Garden Flat, 65 Lancaster Grove London NW3 4HD			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal</b>					
Erection of single storey side/rear part infill extension at ground floor level.					
<b>Recommendation:</b>		<b>Grant Conditional Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses No. electronic	<b>05</b> <b>05</b>	No. of objections <b>05</b>
<b>Summary of consultation responses:</b>	<p>Site notice: 18/11/2016 - 09/12/2016 Press notice: 24/11/2016 - 15/12/2016</p> <p>The following comments were received from the occupants of 43a, 63a, 65 and 67 Lancaster Grove:</p> <ol style="list-style-type: none"> <li>Proposed design makes no contribution to the conservation area.</li> <li>No 45 degree angle study to show if there will be any impacts of rights of light to neighbouring properties.</li> <li>No design and access statement nor photos have been provided.</li> <li>Proposed building is too high, the flat roof is barely lower than the existing pitched roof.</li> <li>Summer sunlight at No.67 will be significantly affected by the proposal.</li> <li>The application lacks, detail, measurements and photographs of what is planned.</li> <li>Noise, dust and disruption caused by the extension would be hugely</li> </ol>				

	<p>inconvenient.</p> <p><i>Officer Comment</i></p> <ol style="list-style-type: none"> <li>1. <i>The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.</i></li> <li>2. <i>The impact of the proposal on neighbouring amenity is discussed in paragraph 2.4 of this report.</i></li> <li>3. <i>A design and access statement including photographs of the property was submitted with application.</i></li> <li>4. <i>The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.</i></li> <li>5. <i>The impact of the proposal on neighbouring amenity is discussed in paragraph 2.4 of this report.</i></li> <li>6. <i>The proposed plans are accurately drawn to scale.</i></li> <li>7. <i>Potential noise levels and disturbance caused by a proposed development do not form a material planning consideration. The hours of construction are restricted and the development is not large enough to warrant a CMP.</i></li> </ol>
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<p><b>CAAC/Local groups comments:</b></p>	<p>The <u>Belsize CAAC</u> raised the following objection:</p> <ol style="list-style-type: none"> <li>1. Object to bulk, height and design of the proposal which extends too far into the garden.</li> </ol> <p><i>Officer Comment</i></p> <ol style="list-style-type: none"> <li>1. The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report. Approximately 50sqm of rear garden space would be retained following development which is considered sufficient for the occupiers of the dwelling.</li> </ol>
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### Site Description

The application site is located on the north eastern side of Lancaster Grove and relates to a two storey plus loft conversion, semi-detached dwelling that has been divided into flats. The properties along the northern side of Lancaster Grove are characterised by two storey bay windows to the front with projecting gables at roof level whilst to the rear there are several single storey rear extensions of varying size and design.

The site is located within the Belsize Park Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

### Relevant History

#### Application site

None relevant to this application.

#### Neighbouring sites

## **61 Lancaster Grove**

**2012/5797/P** - Erection of single-storey rear ground floor level extension (following demolition of existing single-storey extension) and installation of cycle/bin store in front garden in connection with existing dwelling (Class C3). **Approved 24/12/2012 following review at Members Briefing.**

### **Relevant policies**

#### **National Planning Policy Framework 2012**

#### **London Plan 2016**

#### **LDF Core Strategy and Development Policies 2010**

CS5 Managing the impact of growth and development  
CS14 Promoting high quality places and conserving our heritage  
DP24 Securing high quality design  
DP25 Conserving Camden's Heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP28 Noise and vibration

#### **Camden Planning Guidance**

CPG1 Design (2015)  
CPG6 Amenity (2013)

#### **Belsize conservation area statement 2003**

### **Assessment**



## **1.0 PROPOSAL**

- 1.1 Permission is sought for the erection of a single storey side/rear infill extension to the existing ground floor flat at the site. The side infill element of the extension would occupy a 6m section of the existing side passageway at the site and would have a maximum pitched roof height of 3.3m including four roof lights. The proposal would increase the depth of the existing rear extension at the site by approximately 4.6 metres.

## **2.1 ASSESSMENT**

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

### **2.2 Design and Conservation**

- 2.3 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

- 2.4 The size and scale of the proposed single storey extension is considered to represent a proportionate addition that respects the architectural features and character of the host and neighbouring dwellings, particularly as it would occupy the same portion of the rear elevation as the existing structure at the site, ensuring the original ground floor bay window remains intact.

- 2.5 The proposed structure would have a flat roof height of 3.8m, approximately 0.3m lower than the existing pitched roof extension at the site and the new roof profile is not considered to add an unacceptable level of bulk to the property. Furthermore, the simple form of the proposed flat/pitched roof structure together with the use of traditional finishing materials (brick and slate) would ensure the development compliments the original character and appearance of the positive contributor.

- 2.6 It is noted that the rear elevations of properties along this side of Lancaster Grove have been altered previously in the form of substantial single storey side/rear extensions at ground floor level particularly the extension at No. 61 which was approved in 2012 (2012/5797/P). The proposed development, whilst similar in design, would project 10m beyond the rear elevation of the host dwelling compared to the 11.5m projection of the aforementioned extension at No.61 and would not detract from the character and setting of the host or neighbouring dwellings as a result.

- 2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **2.8 Amenity of neighbouring residential occupants**

## *Daylight / Sunlight / Outlook / Privacy*

- 2.9 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.
- 2.10 The proposed side infill extension would occupy a 6m section of the existing 0.8m wide side passageway at the site before projecting beyond the rear elevation of the property. At present the narrow width of the existing side access and the substantial size and height of the existing properties limits the amount of natural daylight reaching this part of the site and the size and scale of the proposed side infill element is not considered to further reduce the light and outlook of the neighbouring ground floor windows at No.63.
- 2.11 Whilst the proposed rear extension would extend approximately 10m along the shared boundary line with No.63 Lancaster Grove, it would only project beyond the rear elevation of the existing single storey extension to the rear of the neighbouring dwelling by 4.6 metres. Additionally, the flat roof of the new structure would be approximately 0.7m lower than the highest point of the pitched roof of the neighbouring extension and this, coupled with the neighbouring structures 1m set in from the shared boundary line, would ensure no significant loss of light or outlook would occur as a result of the development. Furthermore, the proposed windows located in the side and rear elevations of the extension would be at ground floor level, looking out over the garden area of the application site and would not cause an undue loss of privacy to neighbouring properties.
- 2.12 Trees & Landscaping
- 2.13 The submitted arboricultural impact assessment demonstrates that the proposed side/rear extensions would not encroach into the root protection area of the nine trees located to the rear of the site and indicates that there is sufficient construction room to allow for the extensions to be built without any impact to the trees. Tree protection fencing would be erected in the rear garden to ensure no damage to the tree stems and root protection areas would occur during the construction process.
- 3.0 Recommendation**
- 3.1 Grant conditional planning permission

### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr David Mercer  
DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE

Application Ref: **2016/6229/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

31 January 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Garden Flat  
65 Lancaster Grove  
London  
NW3 4HD**

**DECISION**

Proposal: Erection of single storey side/rear part infill extension at ground floor level.

Drawing Nos: 1920-01, 1920-02, 1920-03, 1920-04, 1920-05, 1920-06, 1920-07, 1920-08, 1920-09, 1920-10, 1920-11, 33294-4, Design and access statement dated 10/11/2016, Tree Survey dated 05/10/2016, Tree protection plan 33294-5, Arboriculture impact assessment dated 19/10/2016, Arboriculture method statement dated 21/10/2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1920-01, 1920-02, 1920-03, 1920-04, 1920-05, 1920-06, 1920-07, 1920-08, 1920-09, 1920-10, 1920-11, 33294-4, Design and access statement dated 10/11/2016, Tree Survey dated 05/10/2016, Tree protection plan 33294-5, Arboriculture impact assessment dated 19/10/2016, Arboriculture method statement dated 21/10/2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The flat roof of the extension hereby approved shall not be used at any time as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between

dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DECISION**